



Historic Preservation Guidelines for:

## Town and Country Historic District

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## CHAPTER 1: INTRODUCTION

### The Purpose of Preservation Guidelines

This document is intended to provide guidance for planning and undertaking improvements to the historic homes located within the locally designated Town and Country Historic District of Scottsdale, Arizona. These preservation guidelines should be used by property owners in planning for exterior alterations, additions, and the rehabilitation of both contributing and non-contributing properties within the district. These preservation guidelines also apply to the design of new buildings or relocated buildings within the historic district.

The guidelines will be used by Scottsdale's Historic Preservation Commission (HPC) and the staff of the City Historic Preservation Office (CHPO) when making decisions about issuing Certificate of s "No Effect" or "Appropriateness." The City requires these approvals for all exterior work requiring a building permit that is undertaken within a designated historic district. This document will also be used in evaluating the appropriateness of the City's own public works projects within and adjacent to the historic district.

These guidelines should assist property owners in understanding the historic character of the homes and neighborhood in which they live. This should help in making appropriate decisions about maintenance, repair, rehabilitation and new construction.

### Why Preserve Historic Resources?

Throughout our nation, communities promote historic preservation because doing so contributes to neighborhood livability and quality of life, minimizes negative impacts on the environment and yields economic rewards. These same reasons apply to Scottsdale.

Because Scottsdale offers an outstanding quality of life, it attracts development that challenges the community to protect its unique character. Preserving historic resources is a part of an overall strategy of maintaining community identity and livability. As Scottsdale continues to change, it will maintain its ties to the past through the preservation of its architectural heritage reflected in its historic resources. Keeping these resources creates a sense of place for residents and provides visitors with a connection with the local heritage.

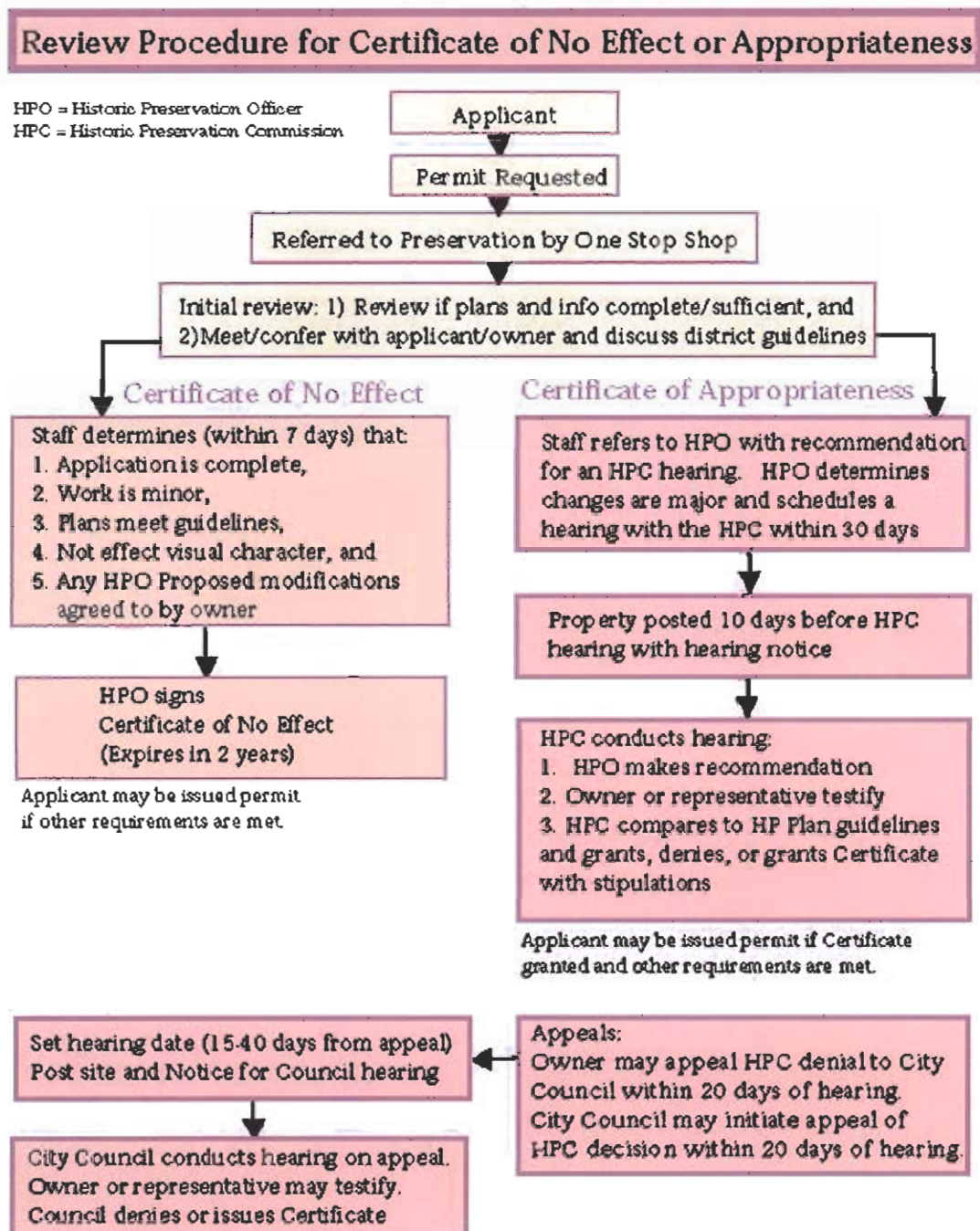
### The Policy Basis for Preservation Guidelines

The preservation guidelines presented here are in keeping with the generally accepted historic preservation standards about the best way to approach making alterations and additions to properties as well as new buildings, and site work in designated historic districts. They provide a basis for making decisions about changes that affect the appearance of individual buildings or the general character of the district. These historic preservation guidelines do not dictate design solutions. Rather, they define a range of appropriate responses to various specific design issues within the context of historic resources.

In the City of Scottsdale Comprehensive General Plan the preservation of the community's historic resources is listed as a major objective.

The City of Scottsdale CHPO staff will provide specific documentation of ordinances and plans that are the foundation for the establishment of locally designated historic districts and the requirements for preparing specific preservation plans and guidelines for them.

## The Historic Preservation Review Process



## CHAPTER 2: PRESERVING THE CHARACTER-DEFINING FEATURES OF HISTORIC RESIDENTIAL SUBDIVISIONS

The scale and pattern of building is one of the most significant attributes of the appearance and character of residential subdivision developments dating from the 1950s. The uniform placement of the houses along the blocks and the repetition of their simple shapes create a visual cohesiveness that distinguishes the historic district from its surroundings.

### Definitions of Preservation Treatments

#### Maintenance

Work on a building that keeps the property in good working condition by repairing features as soon as deterioration becomes apparent, using procedures that retain the original character and finish of the features.

#### Preservation

Preservation is the treatment for keeping a building in its current good state by a careful program of maintenance and repair. This work may often include repair and stabilization.

#### Rehabilitation

Rehabilitation is the process of returning a property to a state which makes a contemporary use possible while still preserving its significant character-defining features. This work may include provision for an adaptive use and the construction of a new addition. Adaptive use converts a building to a new use that is different from its original purpose. Adaptive use is accomplished through the rehabilitation treatment.

#### Restoration

Restoration reproduces the appearance of a building *exactly* as it looked, inside and outside, at a particular moment in time.

#### Renovation

The word "renovation" literally means "to make new". Renovation improves the usefulness and condition of a building by repairing, altering and adding, but without necessarily being sensitive to the character-defining features. Renovation is similar to rehabilitation, but does not follow recognized preservation techniques. It may use new materials and elements as substitutions for deteriorated or missing features. *Renovation is not an appropriate approach to use on designated historic buildings.*

#### Remodeling

Remodeling means to remake or make over the design image of a building. The appearance is changed by removing original detail and by adding new features that are out of character with the original. *Remodeling is not an appropriate approach to use on designated historic preservation.*

## Basic Principles for Historic Preservation

While the policies and guidelines of this document provide direction for specific issues of change, the following basic principles are the foundation for the preservation of the historic neighborhoods in Scottsdale.

1. **Preserve significant character-defining features** of the post World War II subdivisions.

There are specific character-defining features that convey the importance of these historic residential developments as they appeared during their period of significance. These features include a distinctive scale, arrangement and pattern of building. They also include intact examples of the architectural styles and elements popular during this historic period. Views in and out of the neighborhoods as well as landscaping also contribute to their discernible historic character.

2. **Identify and respect the historic architectural character of the homes.**

"Haver Houses" in the Town and Country Historic District have specific building elements, and a palette of certain materials and examples of workmanship that make them an identifiable style of residential architecture. When planning changes to your Haver house, it is important to consider utilizing similar elements, building materials and techniques of other Haver houses in order to maintain the historic architectural character of your house, as well as respect the essence of the Town and Country subdivision.

3. **Protect and maintain the important architectural features and stylistic elements of your home.**

Anticipate the deterioration of the structure and maintain its features and finishes so that major intervention is not needed later. Use the gentlest methods possible in cleaning features or in removing deteriorated finishes. Whenever possible, maintain the existing historic material using recognized preservation methods.

4. **Repair deteriorated historic features, replacing only those features that cannot be repaired.**

Repair parts before repairing the whole feature. Replace parts before replacing the whole feature. If a feature must be replaced, do so in kind with materials that match or are very similar to the original in size, texture, and color. Use methods that minimize damage to original materials and that replace in the original configuration.

5. **Reconstruct missing features.**

Based on archival, photographic, or physical evidence, reconstruct missing features. If no site specific evidence can be found, then reconstruct missing features based on similar historic types and architectural styles found within the subdivision.

6. **Design any new feature to be distinctive from, yet compatible with,** the historic resource.

The exact duplication of historic buildings in style and design is often difficult to achieve given changes in available materials and building products. Therefore, a contemporary interpretation of the essence of the historic style is an appropriate approach to in-fill design.

## Principles for Site Design and In-Fill

### 1. Maintain the setbacks and alignments of the buildings in the surrounding context.

A new building should be set back from the street in a similar distance as those nearby historic buildings. Create a landscaped area that is compatible with that of the historic neighborhood. Alignments of horizontal features, such as roof ridges, eaves, porches, windows and doors, of adjacent buildings is important to maintain on new buildings in order that they might be compatible with general patterns of the streetscape facades.

### 2. Relate to the scale of nearby historic buildings.

A new building should relate to the general size, shape and proportions of the nearby historic buildings. It should also utilize primary building materials similar, at least in appearance, to the historic ones.

### 3. Relate to the size of the lot.

Maintain the established scale of the neighborhood's houses and lots whenever possible.

## CHAPTER 3: PRESERVING THE CHARACTER-DEFINING FEATURES OF HISTORIC RESIDENTIAL SUBDIVISIONS

The scale and pattern of building is one of the most significant attributes of the appearance and character of residential subdivision developments dating from the 1950s. The uniform placement of the houses along the blocks and the repetition of their simple shapes create a visual cohesiveness that distinguishes the historic district from its surroundings.

### Policy 1: Preserve the historic scale and arrangement of building.

**Guidelines:**

1. Additions and new construction should be one-story in height like the other buildings in the subdivision.
2. An addition should be subordinate in scale and character to the main building
3. New construction should be set back from the street the same distance as adjacent structures.
4. Maintain the spacing of side yards.
5. Expansions of the existing floor plan should be made at the rear of the house, so as to maintain pattern of building seen from the public right of way.
6. Maintain the orientation of the front house facing the street with a discernible front entry feature.

### Policy 2: Maintain the shape and forms that characterize the building within the subdivision.

**Guidelines:**

1. Rectangular plans and simple geometric shapes should be used for the design of additions, enclosures or new construction.
2. The proportions and massing of additions and enclosures should be like that found on the existing building.
3. Roofs should use low-pitched sloping forms such as gables or hips with over-hanging eaves.

### Policy 3: Preserve the horizontal emphasis of the subdivision's building.

1. Align the horizontal features such as roof ridges and eaves of new construction and additions with similar elements on the existing building(s).
2. The placement and design of front porches should continue the pattern found on the surrounding facades.

## CHAPTER 4 : TOWN AND COUNTY DESIGN GUIDELINES

This document is intended to create design guidelines and policies to guide the modifications and changes anticipated in the Town and Country Neighborhood Historic District in the coming years. It also sets a baseline for maintaining overall neighborhood character which is the primary goal.

These guidelines are correlated to the City's guidelines for Green Building. It is hoped that these guidelines will be enable homeowners to make informed decisions about both preservation and green building, programs which are increasingly seen as mutually beneficial around the country.

### Historic Preservation

Under the CITY OF SCOTTSDALE HISTORIC PRESERVATION ORDINANCE, design guidelines are intended to provide recommendations for appropriate methods to retain the architectural character of a house, and consequently a neighborhood, whether the owner is considering authentic restoration, rehabilitation or expansion of their house. The basis for the guidelines is understanding the architectural features and forms that are "character defining" for the house, and related to the larger context of the Town and Country Neighborhood.

### Green Building

The City of Scottsdale has also developed a GREEN BUILDING PROGRAM that is a model for many cities around the country. The goal of the program is to "encourage energy efficient, healthy and environmental responsible building in the Sonoran desert region." These guidelines encourage the revitalization of neighborhoods through remodeling existing homes using Green Building materials and practices. The Green Building guidelines cover a variety of issues from Site Use and Landscaping, Energy Conservation, Kitchen Remodels Additions and Enclosures – objectives that mesh comfortably with preservation goals. This set of Design Guidelines is meant to supplement the City of Scottsdale, Department of Planning and Development Services, Green Buildings: Home Remodel Guidelines for Sustainable Building in the Sonoran Desert.

It is important to place these guidelines for 1950's homes in the context of the 21<sup>st</sup> Century with different demographics, lifestyles, technology needs, the need for energy conservation and sustainability. The guidelines will address specifically those elements and issues directly related to fostering appropriate rehabilitation and compatible additions to the Town & Country Neighborhood and recommend Green Building techniques and materials where appropriate. As we discuss the treatment recommendations, green-building practices will be highlighted. It should be noted that Haver's houses were inherently "green" from the outset, with the emphasis on broad roof overhangs shielding the main windows.

The homeowner is encouraged to obtain a copy of the City's Green Buildings: Home Remodel Guidelines for detailed information on Green Building and for information not covered in these design guidelines, such as interior remodeling and landscape design.

### Historic and architectural significance

The Town and Country Neighborhood, now a City of Scottsdale Historic District, is a unique ensemble of contemporary homes developed in 1959 by local developer Fred E. Woodworth, working in conjunction with prominent Phoenix architect Ralph Haver. The Town and Country subdivision was intended to be architecturally distinctive from its inception. Woodward appreciated the distinctly contemporary residential design that was Haver's signature, and he sought to create a neighborhood

that was a departure from the more traditional ranch houses appearing in Phoenix, Scottsdale, and throughout the Valley the late 1950's. Town and Country thrived due to its appearance and generous lot sizes. The subdivision was fully developed and sold out within a year of the initial platting.

Architecturally, Town and Country was defined by four distinctive house plans, three with low-pitched gable roofs and one with a hip roof form, all intended to be low scale. The primary features are clusters of large windows on the facades, and use of brick or ornamental concrete block for the base of the house, and a unique "patio-port" a combination of a carport and patio that appears beneath the main roofline. The houses were individualized with different patterns in the brick or block, a feature which is still clearly evident in the neighborhood.

Physically, the neighborhood is characterized by flat topography, a cul de sac street plan oriented on a rectilinear grid that yielded mostly rectangular lots, yet provided for larger lots at the corners to accommodate more expansive houses. The landscaping remains primarily green, while some xeriscape and desert vegetation has been introduced.

## Character defining elements of Haver homes

There are several different models of Haver Homes with a variety of orientations located in the Town & Country neighborhood. They all share a number of character defining elements.

- Horizontal emphasis of form
- Simple, clean lines and details
- Rectangular forms
- Set back from the street
- Entrances are recessed, and not highlighted
- Painted or exposed masonry walls
- Larger expanses of glass at the living room area
- Fixed and casement windows and sliding glass doors are common
- Broad roofs unbroken by vertical elements
- Carports and driveways to the front (or side, in the case of corner or alley lots) of the house
- Single Story design
- L-Shaped floorplan

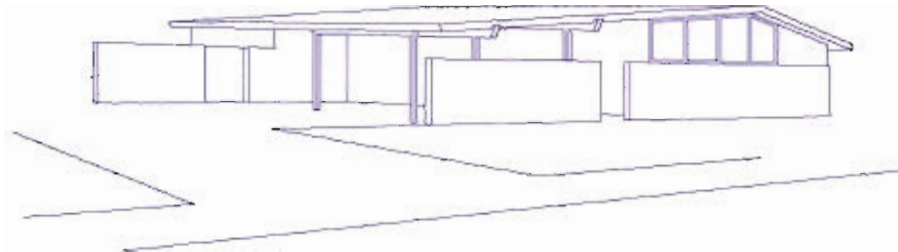
## The Four House Models in Town and Country

### Model A:

#### Broad Gable, Side Carport

##### Key Features:

- Broad gable
- Wide projecting roof overhang all sides
- Four clerestory window on main facade
- Roof beams project beyond fascia
- Lower wall "wainscot" is brick or block
- Upper wall section is contrasting material to lower wall
- Carport area open – wall is not full height

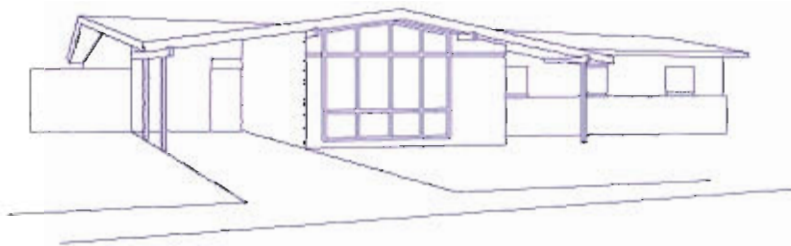


### Model B:

#### Broad Gable with Wing

##### Key Features:

- Four dominant vertical windows beneath main gable
- Roof extends both sides of "main block"
- Prominent beams support roof and project forward
- Side Wing has contrast in materials from upper to lower base.

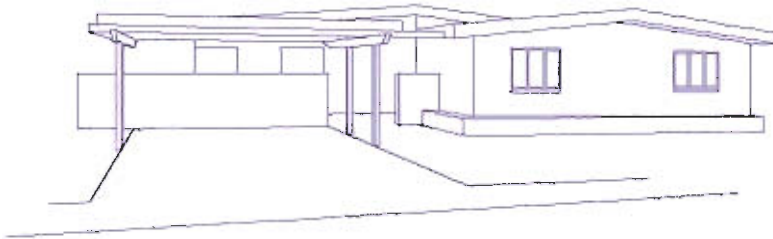


#### Model C

##### Narrow Gable and Open flat-roofed Carport

##### Key Features:

- Flat roofed carport is prominent element
- Two low pitched gables, main roof is subordinate
- Windows are not as important to the form of this model

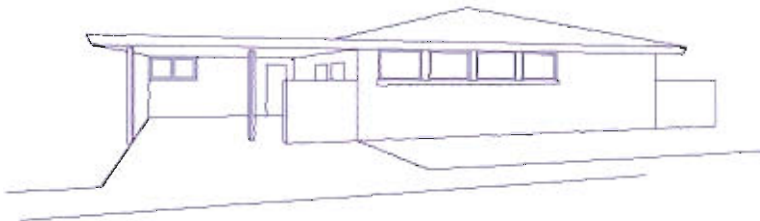


#### Model D

##### Hip with Flat Roof Carport

##### Key Features:

- Hip Roof accents main block
- Four windows across façade
- Side carport, open, with flat roof



## CHAPTER 5: SIGNATURE FEATURES –TOWN AND COUNTRY HOUSES



The pergola over the carport is an original feature that should be maintained



Fascia Boards, roof framing and rafters, and the open patio area are all typical features.



**Clinker brick is perhaps the most distinctive and rare feature found in the Town and Country neighborhood.**



**This house retains the original window-band, entrance and open carport that distinguished this model of Town and Country residence.**



**The open patio farming is an important feature of the house that accents the patio.**



The board and batten siding and window-band are original elements. Use of wood on the upper half of the house was comparatively rare. All examples of wood siding are therefore important to retain.



This entry is in original form, including the exposed rafter that was intended to be both ornamental and structural.



One of the most intact of the Town and Country residences, this house features simple but Attractive concrete block at the base, board and batten on the upper wall, the original window band And the original open entrance.



One of the few of the intact hip roof designs in the neighborhood, this house also illustrates board and batten on the upper portion, and the original window band.

## CHAPTER 6: RECOMMENDATIONS FOR REHABILITATION

These recommendations typically address the public side of the house, facing the street, or in some cases a corner of the house that is clearly visible to the street. The various treatments would also apply to the private side of the houses as well, but the guidelines are intended to retain the publicly visible aspects of the houses, not the private spaces.

### Massing and Form

Haver houses are single story and rectangular in form. Second floor additions are not appropriate in any circumstance.



**Second story additions on houses with very low pitched roofs, such as Haver houses accentuate the height being added, and are not appropriate.**

### Roof & Roof Lines

The low 1/12 pitch, expansive roof is a major character-defining element of the Haver Home.

The roof sheathing material is not readily visible, enabling the use of either rolled asphalt or in some cases, foam.

Additions should follow the same pitch/slope and maintain the overall scale and visual effect of the roofline.

Fascia boards on additions should be of the same dimension as the existing. In general, maintaining the slope of the roof is more important than maintaining the actual plane of the wall itself.

Avoid mounting mechanical equipment on rooftops



Roof mounted mechanical units have a major impact on the appearance of the house.



Consider locating mechanical equipment on the ground

*Green Building: Investigate the use of engineered lumber when replacing damaged or adding rake boards and trim. Look into recycled materials. The roof is a major source of heat gain in a house. Given the lack of attic space and the exposed structure in a Haver house, adding insulation under the roof is not an option. Consider the use of a foam roof over the existing roof material. One inch or more of a coated foam roof material will reduce energy consumption. The light color also reflects heat away from the roof. Greater thickness will require a deeper metal edge flashing at the edges of the roof. When done properly and painted to minimize the added depth, additional energy savings can be achieved without drastically impacting the visual integrity of the roof form.*

Large vertical elements, such as masonry chimneys or parapets that pierce the roofline should not be introduced.



Heavily scaled vertical elements intrude on the roof form and are discouraged.



Parapet walls that pierce the roofline should not be introduced.

## Masonry on Lower Wall Sections

The Town and Country houses have a variety of masonry wall treatments not found in other Haver neighborhoods throughout the Valley. From clinker brick to decorative block to simple, plain concrete masonry units (CMU) each provided a texture and visual feature that adds richness to the front facades. When making any alterations that affect the lower façade, the type and pattern of the masonry should be considered. These lower walls should be retained as decorative features.

Under no circumstance should they be stuccoed or sheathed in any manner. The use of stucco on any wall surface is highly discouraged since it obscures the texture and pattern of the CMU block or brick veneers that are a primary character-defining element of the neighborhood.

Matching the placement and undulation of clinker brick will be very difficult, it is best to attempt to match the subtle variation on color, rather than the clinker pattern.



**Clinker brick is an extremely rare wall material that actually common in the Town and Country neighborhood. It should be retained and left visible in all cases.**



**The shape, pattern, and texture of plain concrete block creates a unique pattern, also a typical detail in the Town and Country subdivision.**

Surface textures of all masonry or brick on a primary elevation should match in size and texture.

In cases where matching decorative block patterns are no longer available, use of a smooth CMU block of the same proportions as the original material, painted to match the body of the house, is recommended.



**Texture of new block conflicts with smooth block of the house**



**Mismatched block texture should be avoided**

*Green Building: Consider the use of recycled CMU block from other jobsites or your own demolition when adding to your home. In many cases, used CMU is thrown in the dumpster and can be salvaged at no or little cost. Use low VOC content paint.*

## Wall Surfaces

On several of the Haver models, painted board and batten wood siding appears on the upper half of the wall area, usually above the masonry detailing. The main objective is to maintain the contrast between the masonry at the base of the house, and the upper half of the façade which may be wood paneling, board and batten, or a different type of simple masonry. Retaining any wood material on the upper façade is encouraged on houses where it exists.

*Green Building: When replacing damaged or worn materials, consider low off gassing materials, recycled and engineered wood materials as an alternate to dimensioned lumber and standard plywood materials. Use paint with low volatile organic compounds (VOC).*



In some Haver houses, the upper wall is a wood material that is equally important to the design as the ornamental masonry. The intent was to have a contrast between the upper and lower portions of the walls, particularly on the façade.



Ornamental block from the house also appears on carport walls.

## Glass and Windows

Changing windows and glass in a historic building has always been controversial. Balancing the energy conservation aspects with the visual impact that change brings about is a fine line that must be balanced. Windows are a major source of heat gain in the summer and loss in the winter and have a significant impact on energy use and cost.

Options such as storm windows, (interior or exterior) are likely to be less harmful to the integrity of the building. If changing to insulated and low E glazing, it is important to maintain the original mullion spacing and proportion of each window. Frames can be steel or aluminum in a clear anodized or powdercoat finish to match the original colors. **Do not use reflective or colored glass.**

Wood and wood clad replacement windows should be discouraged as they have larger, heavier frames that dramatically change the proportion of glass to frame.

Windows are designed to be single panes of glass within the opening. Multi-paned windows or patterns that divide the opening should be avoided.

Infilling existing openings with solid material is inappropriate and should be discouraged.

Arched forms or other shapes of decorative windows are discouraged since they do not follow the overall horizontality of the Haver design.

*Green Building: As noted above, insulating or Low E glazing will help reduce energy consumption. Look at ways to shade exposed glazing with landscaping, overhangs and window treatments. Avoid the use of aluminum framing that conducts heat into the building.*



Installation of aluminum framed windows alters the character of the house.



## Screen Walls

Screen walls intended to provide privacy may have a negative impact on the appearance of the house and the consistency of the streetscape, and often substantially change the character of a property, even when they do not actually touch the house. Screen walls should also follow the lines of the house, and be of compatible materials – as if they were actually an addition.



**This screen wall hides the house and its design elements**



**This screen wall in effect builds a barrier to the visibility of the entire house, and intrudes on the neighborhood character**



**Curved, rounded or faceted additions or elements are not appropriate.**

## Carports

All the Town & County Haver Homes had open carports. Most carports open to the front of the house; some with alley or corner lots have the carport accessed from the side. Since the carport is a major design element in the overall composition of the house, modification should be discouraged or have minimal impact. When converting to a garage, consider keeping the columns and roof structure intact and introducing the garage door behind the structural piers so that the opening is still visible and will read as a recessed space integrated into the design of the house, and not as a blank wall.

Garage doors should be simple. Any windows within the garage doors should be horizontal in shape. Appropriate doors are now commonly available. Avoid doors with the common "arched" windows.



**This carport was successfully enclosed to expand the interior space without altering the overall design of the house. The wall was set back beneath the roof form, and the sense of "openness" at the entry was retained.**

## Additions

Additions should be single story, and designed to extend to the side and rear of the property. This will maintain the overall orientation and standard setback, which are important to retaining the planning and site plan that define the neighborhood identity

Additions should not impact the primary façade, or protrude into the defined front yard setback. Any addition should be offset from the main façade wall a minimum of six feet.

In some cases, a small addition can be discretely hidden beneath the main roof, and still provide for additional interior space.



This addition tucks underneath the main roof, and also respects the traditional Haver form of windows in the upper half of the façade, masonry below.

## Site Walls

Site walls and patios are not common in the Town and County subdivision. Any site walls should be low (less than 2 feet) so they do not intrude on the streetscape view. Yard walls are acceptable as ways to delineate patio enclosures or private spaces at the entrance to a house, but they should NOT otherwise dominate the yard and/or enclose the perimeter of the property at the street or sidewalk.



**This wall, likely an original feature, is of modest height and the materials closely match the walls and other site features. It succeeds due to the consistency of materials, and is not intrusive.**



## Collecting and recycling of materials

One thing that is very important to remember is to always collect and sort all demolition material for recycling. Many building materials can be reused or recycled.

## GLOSSARY

**Board and Batten** – Vertical wood siding, where the joints are covered by narrow wood strips. Historically this was to cover joints to keep out light and air. Since the 1950's this is a decorative treatment.

**Casement Windows** – Windows where adjacent rectangular sash open outward. They are either wood or metal.

**Clerestory** – A high band of windows, typically on the upper part of the house, or along the roofline

**Clinker Brick** – An unusual form and pattern of brick bonding. Historically, use of "clinkers" was a method for using deformed or remainder brick that evolved into an ornamental treatment in the 1920's and used through the 1950's.

**Concrete Masonry Unit "CMU"** – A uniform block of cast concrete or masonry. One surface can be ornamented or textured, and in rare cases can be colorized. It is typically painted.

**Double-Hung** – Windows where both the upper and lower sash move on independent tracks.

**Eave** - The finished element of a roofline, sometimes overhanging or ornamental.

**Fascia** – The front board of an eave.

**Gable** – The triangular area beneath a peaked roof.

**Gable Roof** – A peaked roof from that encloses a gable end. Both slopes are equal. Gable roofs may be steeply pitched, or very shallow.

**Hip** - A roof form with multiple slopes leading to a common ridge line.

**Parapet** – The portion of a wall that extends above the roofline. Typical on flat roofed houses.

**Pitch** - The degree of slope of a roof surface.

**Rafter Tail** –The exposed end of a structural rafter that supports a roof slope. The tails can project and be cut with a flared or ornamental shape.

**Trellis** – A form or wood lattice or screening

**Wainscot** - The term for any treatment of the lower portion of a wall surface, interior or exterior. Can be wood or masonry.

**Window-Band** - A continuous row of adjacent windows.